

**FLITE BANKING CENTERS, LLC**  
ADDITION OF ATM DRIVE UP IN EXISTING WALMART # 5137 PARKING LOT

6102 SOUTH AURORA  
AURORA, CO 80016

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GARCIA DESIGN | ASSOCIATES

**Symbol Legend**

AREA OF WORK	
EXISTING BUILDING CORE, N.I.C.	
ROOM NAME & NUMBER	
REVISION NUMBER	
REVISION CLOUD	
NEW POINT ELEVATION	+461.00
EXISTING POINT ELEVATION	+461.00
TOILET ACCESSORY/EQUIPMENT	
SHEET NOTE	
BREAK LINE	
PROPERTY LINE	
HATCH LINE	
REFERENCE OR LEVEL LINE	
COLUMN REFERENCE GRIDS	
BUILDING SECTION/DETAIL	
INTERIOR SECTION	
DETAIL REFERENCE	
PROJECT NORTH ARROW	
ALIGN DESIGNATED SURFACES	
BLOCKING (FIRE-RATED)	

**Typical Sheet Layout**  
TYPICAL ELEVATIONS AND DETAILS ARE NUMBERED ON SHEET GRID. NUMBERING WILL NOT ALWAYS BE CONCURRENT.

D5	D4	D3	D2	D1
C5	C4	C3	C2	C1
B5	B4	B3	B2	B1
A5	A4	A3	A2	A1

**Hatch Legend**

MATERIAL	SECTION	ELEVATION
ACOUST. CEILING		
ALUMINUM		
BLANKET INSUL.		
BRASS/BRONZE		
BRICK		
CARPET		
CERAMIC/QUARRY TILE		
CHU		
CONCRETE		
CONT. WOOD BLOCKING		
DISCONT. WOOD BLOCKING		
FINISHED WOOD		
FABRIC WRAPPED PANEL		
GLASS/MIRROR		
GRADE/EARTH		
GRAVEL		
GYPSON WALLBOARD		
NATURAL STONE		
PLASTIC LAMINATE		
PLYWOOD		
RIGID INSULATION		
STEEL		

**Definitions**

ISSUED BY (GDA) GARCIA DESIGN ASSOCIATES

ALIGN FINISHES FACES OF MATERIALS OR ASSEMBLIES TO BE LOCATED IN THE SAME PLANE WITH RESPECT TO EACH OTHER AS INDICATED.

BY OTHER OR NOT IN CONTRACT OR NIC COORDINATION AND SCHEDULING PURPOSES.

BY CONTRACTOR SUBCONTRACTOR(S).

BUILDING STANDARD REFERS TO BASE BUILDING SPECIFICATIONS FOR ALL ITEMS IDENTIFIED.

C CENTERLINE

D DIAMETER

FIELD VERIFY OR F.V. OR V.F. NOTIFY GDA IF DISCREPANCY IS FOUND IN DIMENSIONS WHICH ARE LABELED

/ PER

PLUS/MINUS OR +/- STRIKING IS LAID OUT. NOTIFY ARCHITECT OF ANY SIGNIFICANT DIMENSIONAL DISCREPANCIES GREATER THAN 1".

TYPICAL OR TYP MEANS TYPICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.

WORK IS NOT THE RESPONSIBILITY OF THE CONTRACTOR OTHER THAN FOR:

WORK TO BE PERFORMED AND/OR COORDINATED BY CONTRACTOR OR

REFERS TO BASE BUILDING SPECIFICATIONS FOR ALL ITEMS IDENTIFIED.

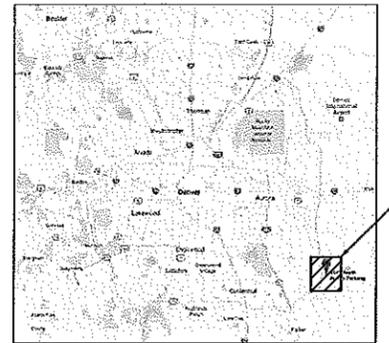
INDICATES A DIMENSION TO BE FIELD VERIFIED AFTER THE REMAINDER OF THE

MEANS TYPICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.

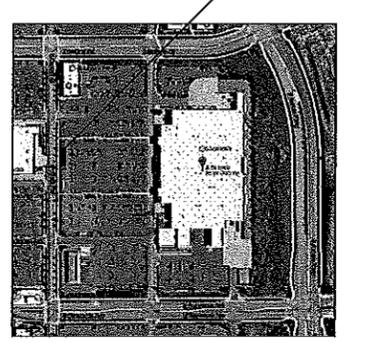
**Abbreviations**

A	Above	G	Galvanized
ABV	Air	GALV	Galvanized
A/C	Air Conditioning	GA	Gas
AFF	Above Finished Floor	GDA	Garcia Design Associates
A.D.	Access Door	GL	Glass
AC.BD.	Acoustical Board	GR	Grade
ACOUS.	Acoustical	GRAN	Granite
A.C.T.	Acoustical Tile	GYP.WB	Gypsum Wall Board
ADDL	Additional	GC	General Contractor
ADJ.	Adjustable	H	Hardware
AGG	Aggregate	HD	Head
ALT	Alternate	HVAC	Heating/Ventilation/Air Conditioning
ALUM	Aluminum	HGT	Height
ANCH	Anchor	HP	High Point
A.B.	Anchor Bolt	HL	High Line
ANOD	Anodized	HM	Hollow Metal
APPROX.	Approximate	H.B.	Hose Bib
ARCH	Architect	HORIZ	Horizontal
ASPH	Asphalt	HCV	Hot and Cold Water
ASSY	Assembly	HW	Hot Water
AUTO	Automatic		
API	Acoustical Panel		
B	Beam	I	Inside Diameter
BM	Benchmark	ID	Inside Diameter
B.M.	Benchmark	IN	Inch
BET	Between	INCL	Include
BLK	Block	INSUL	Insulation
BLKG	Blocking	INT	Interior
BD	Board	INV	Involt
BRKT	Bracket	IM	Ice Maker
BRK	Brick	J	Joint
BRG	Brick	JAN	Janitor
BLDG	Building	JT	Joint
B.U.R.	Built-up Roofing	K	Kick Plate
C	Compressor Rack	K.P.L.	Kickout
CR	Cabinet	KIT	Kitchen
CAB	Cabinet	L	Laboratory
CPT	Carpet	LAB	Label
C.T.P.	Cast-In-Place	L.B.	Lag Bolt
C.I.	Cast Iron	LAM	Laminate
CEG	Ceiling	LH	Light Hand
CEM	Cement	LT	Light
CTR	Center	LT.WT	Light Weight
C.L.	Center Line	L.W.C.	Light Weight Concrete
CER	Ceramic	LMS	Limestone
CT	Ceramic Tile	LF	Linear Feet
CLO	Close	LNTL	Listel
CH	Coffee Maker	LG	Long
CW	Cold Water	LVR	Looner
COL	Column	LP	Low Point
CONC	Concrete	M	Manufacture
CONTR	Contractor	MFR	Manufacturer
CHU	Conc Masonry Unit	MRE	Masonry
CONST	Construction	MAS	Masonry
CJ	Control Joint	M.O.	Masonry Opening
CONT	Continuous	MAX	Maximum
CG	Corner Guard	MECH	Mechanical
CSK	Countersink	MEMB	Membrane
CF	Cubic Feet	MTL	Metal
CY	Cubic Yrd	MTL DCK	Metal Deck
CB	Chalkboard	MTL LATH	Metal Lath
CH	Cylinder Holder	MTLL	Metal
D	Damp proofing	MEZZ	Mezzanine
DP	Damp proofing	MN	Milimeter
DLT	Detail	MW.K	Milbrook
DMG	Diagonal	MN	Medium
DIAM	Diameter	MISC	Miscellaneous
DM	Dimension	MOD	Module
DN	Down	M.H.	Map Holder
DWR	Drawer	M.D.G.	Molding
DS	Downspout	MTG	Mounting
DWG	Drawing	MULL	Mullion
DW	Dishwasher	M.P.S.	Manual Projection Screen
DF	Drinking Fountain	MB	Marker-board
E	Each	MY	Microwave
EA	Eye Hooks	N	Not Applicable
E.H.	Elastic	NA	Natural
ELAS	Elastic	NAT	Nominat
EL	Elevation	NOM	Not In Contract
ELEC	Electric	NIC	Not To Scale
ELEV	Elevator	NO	Number
EMER	Emergency	O	On Center
ENCL	Enclosure	OC	Opening
EQ	Equal	OPNG	Opposite
EQUIP	Equipment	OPP	Opposite Hand
EXH	Exhaust	OPH	Outside Diameter
EXIST	Existing	OD	Overall
EXP	Expansion / Exposed	OA	Overhead
EXP/ANCH	Expansion Anchor	OH	Overhead
EXP.DLT.	Expansion Bolt	P	Perforated
EXP.JT.	Expansion Joint	PERF	Perforated
EXT	Exterior	PTD	Painted
EW	Eye Wash	PR	Pair
EPS	Electric Projection Screen	PANL	Panel
F	Fabricate	PM	Plug-mold
FAB	Fasten	PBD	Particle Board
FAS	Fiber Glass	PTH	Partition
FG	Finish	PC	Portland Cement
FIN	Finish Floor	PLAS	Plaster
FE	Fire Extinguisher	PLM	Plastic Laminate
F.E.C.	Fire Extinguisher Cabinet	PL	Plate
F.H.C.	Fire Hose Cabinet	PWD	Plywood
F.H.R.	Fire Hose Rack	PTS	Point
FXR	Fixture	POL	Polished
FLDUR	Fluorescent	P-TYPE	Partition Type
F.O.C.	Face Of Concrete	LB	Pound
F.O.F.	Face Of Finish	PVC	Polyvinyl Chloride
F.O.M.	Face Of Masonry	PVMT	Pavement
F.O.S.	Face Of Stud	P.C.PLAS.	Portland Cement Plaster
FRF	Fireproofing	PC	Precast
FG	Flashing	PROP	Property
F.H.S.	Flat Head Screw	PL	Power Line
FL	Floor	PP	Power Pole
FD	Floor Drain		
FL.MTD.	Floor Mounted		
FT	Foot		
FTG	Footing		
FND	Foundation		
FUT	Future		
F.V.C.	Fire-hose Valve & Extinguisher Cabinet		
FDS	Fire Department Staircase		
FDTV	Fire Department Test Valve		
FV	Field Verify		

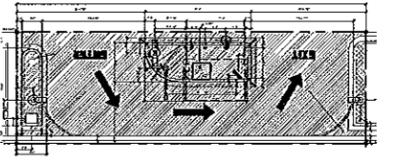
**Location Map**



**Vicinity Map**



**Proposed Development Plan**



**Scope of Work**

SCALE: 1/16" = 1'-0"

**Drawing Index**

DRAWING NO.	NAME
S0.0	Cover
S0.1	General Notes
S1.0	Existing/Demo Site Plan
S2.0	Proposed Site Plan

**ELECTRICAL DRAWINGS**

SE-1	Electrical Site Plan
SE-2	Electrical Details & Riser

**COMCHECK CALCULATIONS**

CC-1	Concheck
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**Parking Analysis**

WALMART #5137	206,496 S.F.
PARKING REQUIRED:	1/5P/250 S.F. = 826
PARKING PROVIDED:	1,019 SPACES (APPROVED BY CITY OF AURORA 2003) SEE SHEET CSP 1 BY OTHERS ATTACHED
FLITE BANKING CENTER:	1,500 S.F.
PARKING REQUIRED:	N/A
REMOVAL OF EXISTING B SPACES FOR FLITE BANKING CENTER AREA	
NEW PARKING SPACES PROVIDED:	1,011 SPACES OVERALL FOR WALMART

**Project Information**

PROJECT NAME:	FLITE BANKING CENTERS, LLC WALMART # 5137
PROJECT ADDRESS:	6102 SOUTH AURORA AURORA, CO 80016
SCOPE OF WORK:	ADDITION OF A SINGLE ATM LANE DRIVE UP IN EXISTING WAL-MART PARKING LOT.
LEGAL DESCRIPTION:	AIN#25651-36364-007 A PART OF THE NE 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF SIXTH P.M. CITY OF AURORA, COUNTY OF ARAPAHO, STATE OF COLORADO.

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

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REV.	DATE	ISSUED
	04.14.2017	CLIENT REVIEW
	08.15.2017	PERMIT/FRACING

Project Number  
1703

Sheet Name  
INDEX

Sheet Number  
S0.0



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	04.14.2017	CLIENT REVIEW
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**Project Number**  
1703

**Sheet Name**  
GENERAL NOTES

**Sheet Number**  
**S0.1**

INDEX 0318\_1702.DWG, TUESDAY, AUGUST 15, 2017

**ARAPAHOE COUNTY CONSTRUCTION NOTES**  
 1. WATER LINES, WASTEWATER COLLECTION SYSTEMS, AND STORM DRAINAGE SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTMINSTER, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING "DESIGN MANUAL, STANDARD CONSTRUCTION SPECIFICATIONS, AND DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING."

2. REINFORCED CONCRETE (C76 CLASS III) STORM SEWERS SHALL BE INSTALLED, BEDDED, AND BACKFILLED IN ACCORDANCE WITH THE CITY OF AURORA'S DRAWINGS 02917-04, 02371-05, 02317-06, 02317-07, AND 02317-09 AS APPLICABLE.

3. ALL STORM SEWERS CONSTRUCTED IN SIDE LOT EASEMENTS SHALL BE R.C.P., MINIMUM TWENTY (20') FOOT WIDE EASEMENTS SHALL BE PROVIDED.

4. ALTERNATIVE TO CEMENT STABILIZED SAND BACKFILL FOR PIPES FIFTY-FOUR (54) INCH AND LARGER, FROM 1-FOOT ABOVE THE OP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE, CONTRACTOR MAY BACKFILL WITH SUITABLE MATERIAL, PROVIDED THE BACKFILL MATERIAL IS PLACED IN EIGHT (8) INCH LIFTS AND MECHANICALLY COMPACTED TO NINETY-FIVE (95)% STANDARD PROCTOR DENSITY. TESTS SHALL BE TAKEN AT ONE HUNDRED (100) FOOT INTERVALS ON EACH LIFT. BEDDING AND BACKFILL TO ONE (1') FOOT ABOVE THE TOP OF THE PIPE SHALL BE CEMENT STABILIZED SAND.

5. ALL PROPOSED PIPE STUB-OUTS FROM MANHOLES OR INLETS ARE TO BE PLUGGED WITH EIGHT (8) INCH LIFTS AND ONE HUNDRED (100) FOOT INTERVALS ON EACH LIFT. BEDDING AND BACKFILL TO ONE (1') FOOT ABOVE THE TOP OF THE PIPE SHALL BE CEMENT STABILIZED SAND.

6. THE CONTRACTOR(S) SHALL NOTIFY ARAPAHOE COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT - ENGINEERING DIVISION - PERMIT OFFICE TWENTY-FOUR (24) HOURS IN ADVANCE OF COMMENCING UTILITY AND/OR PAVING CONSTRUCTION AT 303-987-7500 AND WRITTEN NOTIFICATION FORTY-EIGHT (48) HOURS IN ADVANCE OF COMMENCING CONSTRUCTION AT E. ALMEDA PKWY AURORA, CO 80012.

7. PAVING SHALL BE IN ACCORDANCE WITH THE "REGULATIONS OF AURORA COUNTY, COLORADO FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE" AND/OR AMENDMENTS OF SAME.

8. GUIDELINES SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SHALL BE OBSERVED.

**SWPPP CONSTRUCTION NOTES**  
 1. CONTRACTOR SHALL IMPLEMENT INLET PROTECTION DEVICES AND REINFORCED FILTER FABRIC BARRIER ALONG ROAD AND SIDE DITCHES AT LOCATIONS SHOWN ON THE TYPICAL STORM WATER POLLUTION PREVENTION (SWPPP) PLANS TO KEEP SILT AND OR EXCAVATED MATERIALS FROM ENTERING INTO THE STORM WATER INLETS AND DITCHES EVENTUALLY POLLUTING THE RECEIVING STORM.

2. DURING THE EXCAVATION PHASE OF THE PROJECT, CONTRACTOR SHALL SCHEDULE THE WORK IN SHORT SEGMENTS SO THAT EXCAVATION MATERIAL CAN BE QUICKLY HAULED AWAY FROM THE SITE AND TO PREVENT IT FROM STAYING UNCOLLECTED ON THE EXISTING PAVEMENT. ANY LOOSE EXCAVATED MATERIAL WHICH FALLS ON PAVEMENTS OR DRIVEWAYS SHALL BE SWEEPED BACK INTO THE EXCAVATED AREA.

3. CONTRACTOR SHALL CLEAN UP THE EXISTING STREET INTERSECTIONS AND DRIVEWAYS DAILY, AS NECESSARY, TO REMOVE ANY EXCESS MUD, SILT, OR ROCK TRACKED FROM THE EXCAVATED AREA.

4. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION OF THE PROJECT, ALWAYS CLEANING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRESSES.

5. CONTRACTOR TO INSPECT AND MAINTAIN THE AREAS LISTED BELOW AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER.

- DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED
- AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
- STRUCTURAL CONTROL MEASURES.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE

6. CONTRACTOR TO BE RESPONSIBLE TO MAINTAIN EXISTING DITCHES AND/OR CULVERTS FOR UNOBSTRUCTED DRAINAGE AT ALL TIMES. WHERE SODDING IS DISTURBED BY EXCAVATION ON BACKFILLING OPERATIONS, SUCH AREAS SHALL BE REPLACED BY SEEDING OR SODDING, SLOPES 4:1 STEEPER SHALL BE REPLACED BY BLOCK SODDING.

16. GUIDELINES SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SHALL BE OBSERVED.

17. MAXIMUM CROSS SLOPES FOR SIDEWALKS AND A.D.A. ACCESS ROUTES SHALL NOT EXCEED 2.0%.

18. RAMP SLOPES SHALL NOT EXCEED 1 INCH PER FOOT (8.33%). MAXIMUM SLOPES FOR HANDICAP PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION.

**ARAPAHOE COUNTY PERMIT NOTES**  
 1. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY THE "REGULATIONS OF ARAPAHOE COUNTY, COLORADO FOR FLOOD PLAIN MANAGEMENT: PRIOR TO STARTING CONSTRUCTION.

2. OWNER TO OBTAIN ALL PERMITS REQUIRED BY ARAPAHOE COUNTY, COLORADO PRIOR TO STARTING CONSTRUCTION OF UTILITIES AND/OR CULVERTS WITHIN ADAMS AND ARAPAHOE COUNTY ROAD.

3. AUTHORIZATION NOTICE ISSUED BY ARAPAHOE COUNTY PUBLIC INFRASTRUCTURE ENGINEERING DEPARTMENT PERMIT OFFICE REQUIRED PRIOR TO CONSTRUCTION OF UTILITIES OR LEFT TURN LANES WITHIN ARAPAHOE COUNTY RIGHT-OF-WAY. "CONTACT ARAPAHOE COUNTY PERMIT OFFICE 909-739-7300.

**SITE CLEARING AND GRADING CONSTRUCTION NOTES**  
 1. ALL EARTHWORK TO BE DONE IN CONFORMANCE WITH REQUIREMENTS OF GEOTECHNICAL ENGINEERING REPORT.

2. PROJECT AREA TO BE STRIPPED OF TOP SOIL TO DEPTH AS INDICATED BY SOILS ENGINEER. TOP SOIL, RUBBISH, DEBRIS, AND OTHER OBJECTIONABLE MATERIAL TO BE DISPOSED OF OFF PROJECT SITE.

3. CONTRACTOR TO REMOVE ALL TREES & SHRUBS INDICATED TO BE REMOVED. REMOVE STUMPS, MAIN ROOT BALL, AND ROOT SYSTEMS TO 24-INCHES BELOW EXISTING GRADE. APPLY HERBICIDE TO REMAINING STUMPS TO INHIBIT GROWTH.

4. CONTRACTOR TO CLEAR UNDERGROWTH & DEAD WOOD WITHOUT DISTURBING SUBSOIL.

5. PAVING MATERIALS AND PROCEDURES TO BE IN CONFORMANCE WITH THE SOILS REPORT, PROJECT SPECIFICATIONS, AND DETAILS IN PLANS.

6. CONTRACTOR SHALL CUT AND FILL SITE AS REQUIRED TO OBTAIN FINISHED ELEVATIONS SHOWN ON PLANS. COMPACT SELECT BACKFILL MATERIAL TO 95% STANDARD PROCTOR DENSITY AS PER ASTM D-698 AND IN CONFORMANCE WITH SOILS REPORT REQUIREMENTS. MAXIMUM SIDE SLOPES TO BE 3:1. ALL REQUIREMENTS OF PROJECT SPECIFICATIONS FOR EARTHWORK SHALL BE MET.

7. CONTRACTOR TO PROVIDE TEMPORARY MEASURES TO CONTROL STORM WATER RUN-OFF DURING CONSTRUCTION AS REQUIRED TO MINIMIZE EROSION AND TO MEET NPDES REQUIREMENTS.

8. EXCESS EXCAVATION SHALL BE HAULED OFF SITE AT CONTRACTORS EXPENSE. PRIOR TO FILL, THE SURFACE AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOP SOIL. FILL SURFACE SHALL BE PROOF-ROLLED AT THE TOP 6-INCHES SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D 698.

9. THE FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8-INCHES AND COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM 698. THE MOISTURE CONTENT FOR COMPACTION OF SITE FILL SHALL BE AS DETERMINED BY THE SOILS ENGINEER.

10. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE FINAL DRAFT OF STORM WATER MANAGEMENT HANDBOOK FOR CONSTRUCTION ACTIVITIES AS PREPARED BY ARAPAHOE COUNTY, AND THE CITY OF AURORA, ALL IN COMPLIANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.

11. CONTRACTOR SHALL PROVIDE TEMPORARY DRAINAGE FACILITIES TO DIRECT SURFACE DRAINAGE AWAY FROM TRENCHES AND TOWARDS OFF SITE DRAINAGE FACILITIES. PREVENT WATER FROM PONDING ON SITE AND DO NOT BLOCK DRAINAGE FROM OR DIRECT EXCESS DRAINAGE ON TO ADJACENT PROPERTY.

- WHEN XCEL ENERGY PIPE LINE MARKINGS ARE NOT VISIBLE, CALL SUPERVISOR, KEN STRAUSS AT 970-817-3244 FOR STATUS OF LINE LOCATION REQUEST BEFORE EXCAVATION BEGINS.
- WHEN EXCAVATING WITHIN EIGHTEEN (18') OF THE INDICATED LOCATION OF XCEL ENERGY FACILITIES, ALL EXCAVATION MUST BE ACCOMPLISHED USING ON-MECHANIZED EXCAVATION PROCEDURES.
- WHEN XCEL ENERGY FACILITIES ARE EXPOSED, SUFFICIENT SUPPORT MUST BE PROVIDED TO THE FACILITIES TO PREVENT EXCESSIVE STRESS ON PIPING.
- FOR EMERGENCIES REGARDING GAS LINES CALL 877-712-2288 OR FOR NON EMERGENCIES CALL 713-420-2600.

**PAVING CONSTRUCTION NOTES**  
 1. GENERAL CONSTRUCTION NOTE APPLY TO PAVEMENT CONSTRUCTION.

2. PAVING MATERIALS AND PROCEDURES SHALL BE IN CONFORMANCE WITH THE SOIL REPORTS, PROJECT SPECIFICATIONS, AND DETAIL IN PLANS.

3. ALL ROAD WIDTHS, CURB RADII, AND CURVE ALIGNMENT SHOWN INDICATE FACE OF A CURB, ALL CURB RADII SHALL BE FIFTEEN (15') FEET TO FACE OF CURB UNLESS OTHERWISE NOTED. T.C. INDICATED TOP OF CURB ELEVATION.

4. THE SPACING BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 80 - FEET. THE SPACING BETWEEN CONTRACTION JOINTS SHALL NOT EXCEED 15 - FEET. CONTRACTION JOINTS MUST BE CUT WITHIN 6 TO 12 HOURS OF CONCRETE PLACEMENT. THE MAXIMUM SPACING BETWEEN ANY TWO JOINTS SHALL NOT EXCEED 20 FEET. CONCRETE SURFACE SHALL NOT BE TORN OR DAMAGED BY THE BLADE. JOINT SPACING SHALL NOT EXCEED 33 TIMES THE SLAB THICKNESS. JOINT PATTERNS SHALL BE GENERALLY SQUARED. CONCRETE CURB AND SIDEWALK JOINTS (WHERE SIDEWALK IS ADJACENT TO PAVING) SHALL BE ALIGNED WITH PAVING JOINTS.

5. ISOLATION JOINTS: PROVIDE DEPTH AT ALL LOCATIONS WHERE SLABS ADJOIN WALLS, COLUMNS, FOUNDATIONS, DRAIN PIPING, SPRINKLER MAINS, EXISTING CONCRETE OR PAVEMENT, AND OTHER IMMOVABLE OBJECT, UNLESS SHOWN OTHERWISE ON STRUCTURAL DRAWINGS.

6. ALL CONCRETE PAVEMENT SHALL BE PORTLAND CEMENT CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI IN 28 DAYS AND A MINIMUM OF 3% ENTRAINED AIR WITH REINFORCING STEEL CONFORMING TO ASTM A-615, GRADE 60, PROVIDE MINIMUM 30 BAR DIAMETERS LAP.

7. CONNECT TO EXISTING PAVEMENT USING HORIZONTAL DOWEL EXPANSION JOINTS. WHERE SHOWN ON PLANS, SAW CUT EXISTING PAVEMENT TO FULL PAVEMENT DEPTH. HORIZONTAL DOWELS SHALL BE NO. 3/4 BARS, 18 INCHES LONG, WITH ONE END TREATED TO SLIP, SPACED 12 INCHES ON CENTER OD EACH JOINT , DRILLED AND EMBEDDED 9 INCHES INTO THE CENTER OF THE EXISTING SLAB CENTER WITH "PO ROC" OR EQUAL. DOWEL SPACING SHALL BE 12 INCHES CENTER TO CENTER, UNLESS OTHERWISE NOTED.

8. WHERE PROPOSED PAVEMENT IS TO BE CONSTRUCTED IN PUBLIC EASEMENTS, CONSTRUCTION JOINTS SHALL BE PLACED ALONG THE ENTIRE EASEMENT LINE OF THE EENCROACHMENT AND TRANSVERSE TO THE EASEMENT AT LEAST EVERY 10 FEET. MANHOLES, CLEANOUT, VALVE BOXES, ETC., SHALL BE ADJUSTED TO FINISH GRADE. SAW CUTS ARE AN ACCEPTABLE ALTERNATIVE TO CONSTRUCTION JOINTS.

9. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF HOUSTON REQUIREMENTS, AS APPLICABLE.

10. PORTLAND CEMENT CONCRETE PAVEMENT.

- a. **HEAVY DUTY PAVING: 7 INCHES OF CONCRETE PREPARED IN CONFORMANCE WITH GEOTECHNICAL REPORT. REINFORCING TO BE #3 @18 OR #4 @24" O.C.E.W.**
- b. **LIGHT DUTY PAVING: 6 INCHES OF CONCRETE PREPARED IN CONFORMANCE WITH GEOTECHNICAL REPORT. REINFORCING TO BE #3 @18" OR #4 @ 24", O.C.E.W.**

11. SUBGRADE SHALL BE PREPARED IN CONFORMANCE WITH GEOTECHNICAL REPORT.

12. FLEXIBLE PAVEMENT: FLEXIBLE (HOT MIX ASPHALT CONCRETE) PAVEMENT SHALL BE PLACED PER RECOMMENDATIONS IN GEOTECH REPORT. SEE NOTE 1 UNDER, SITE CLEARING AND GRADING CONSTRUCTION NOTES.

13. DRAINAGE OPENINGS ACROSS CURBED ISLANDS TO BE PAVED WITH LIGHT DUTY CONCRETE PAVING.

14. PRIVATE SIDEWALKS SHALL BE MINIMUM 5" THICK WITH #3 REINFORCING BARS (TYPICAL). PUBLIC SIDEWALKS SHALL BE IN WIDTH IN CONFORMANCE WITH CITY OF AURORA REQUIREMENTS.

15. ALL FINISHED GRADES SHALL VARY UNIFORMLY BETWEEN FINISHED ELEVATIONS.

15. CONTRACTOR TO CONTRACT PW&E OFFICE(S) @E. ALMEDA PKWY, AURORA CO 80012. AND/OR THE APPROPRIATE ON-LINE C/H PW&E WEBSITE(S) TO OBTAIN ALL APPROPRIATE C/H PW&E-TYPE PERMIT(S) REQUIRED BY THE PROPOSED CONSTRUCTION, REPLACEMENT, RELOCATION, TRAFFIC CONTROL AND/OR UTILITY ABANDONMENT WORK SHOWN ON THESE PLANS. FOR ANY TREE-CUTTING PERMITS IN COMM. B.L. SETBACK AREAS & CITY ROAD(S)/R-O-W(S), CONTACT C/H FORESTRY @ PARKS & RECREATION @311 OR 303-739-7177.

16. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION. THESE REDLINE MARKED UP DRAWINGS WILL BE SUBMITTED TO THE DESIGN CONSULTANT WHO WILL MAKE THE CHANGES ON THE ORIGINAL TRACINGS, LABELING EACH SHEET IN THE SET AS "RECORD DRAWINGS", AND RETURNING SAME TO THE CITY ENGINEER.

**CENTURYLINK COLORADO FACILITIES**

1. THE LOCATIONS OF CENTURYLINK COLORADO FACILITIES ARE SHOWN IN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND UTILITIES.

2. THE CONTRACTOR SHALL CALL 811 OR 800-922-1987 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE UNDERGROUND LINES FIELD LOCATED.

3. WHEN EXCAVATING WITHIN EIGHTEEN INCHES (18") OF THE INDICATED LOCATION OF CENTURYLINK COLORADO FACILITIES ALL EXCAVATIONS MUST BE ACCOMPLISHED USING NON-MECHANIZED EXCAVATION PROCEDURE. WHEN BORING, THE CONTRACTOR SHALL EXPOSE THE CENTURYLINK COLORADO FACILITIES.

4. WHEN CENTURYLINK COLORADO FACILITIES ARE EXPOSED, THE CONTRACTOR WILL PROVIDE SUPPORT TO PREVENT DAMAGE TO THE CONDUIT DUCTS OR CABLES. WHEN EXCAVATING NEAR TELEPHONE POLES, THE CONTRACTOR SHALL BRACE THE POLE FOR SUPPORT.

5. THE PRESENCE OR ABSENCE OF CENTURYLINK COLORADO UNDERGROUND CONDUIT FACILITIES OR BURIED CABLE FACILITIES SHOWN ON THESE PLANS DOES NOT MEAN THAT THERE ARE NO DIRECT BURIED CABLES FOR OTHER CABLES IN CONDUIT IN THE AREA.

6. PLEASE CONTACT THE COLORADO 811 DAMAGE PREVENTION DIRECTOR: MARTY MEAD AT 303-205-6343 OR EMAIL HIM AT MTEAD@CO811.ORG FOR DAMAGE PREVENTION QUESTIONS. PLEASE CONTACT BOB WALTERS, MANAGER OF CUSTOMER CARE AND ENGINEERING AT 206-733-5272 IF THERE ARE ANY QUESTIONS ABOUT BORING OR EXCAVATING NEAR OUR CENTURYLINK COLORADO FACILITIES.

**WARNING: OVERHEAD ELECTRICAL LINES**

1. OVERHEAD LINES MAY EXIST ON THE PROPERTY. THE LOCATION OF OVERHEAD LINES HAS NOT BEEN SHOWN ON THESE DRAWINGS AS THE LINES ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. COLORADO LAW, TITLE 9, ARTICLE 2.5, SECTION 9.2.5-102, HEALTH & SAFETY CODE FORBIDS ACTIVITIES THAT OCCUR IN CLOSE PROXIMITY TO HIGH VOLTAGE LINES, SPECIFICALLY:

- ANY ACTIVITY WHERE PERSON OR THINGS MAY COME WITHIN TEN (10') FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES; AND
- OPERATING A CRANE, DERRICK, POWER SHOVEL, DRILLING RIG, PILE DRIVER, HOSTLING EQUIPMENT, OR SIMILAR APPARATUS WITHIN 10 FEET OF LIVE OVERHEAD LINES.

2. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED CALL XCEL ENERGY AT 800-895-4999.

3. ACTIVITIES ON OR ACROSS XCEL ENERGY FEE OF EASEMENT PROPERTY

NO APPROVAL TO USE, CROSS OR OCCUPY XCEL FEE OR EASEMENT PROPERTY IS GIVEN, IF YOU NEED TO USE XCEL PROPERTY, PLEASE CONTACT OUR SURVEYING & RIGHT OF WAY DIVISION AT 800-328-8226.

**CAUTION: UNDERGROUND GAS FACILITIES**

1. LOCATION OF XCEL ENERGY MAIN LINES (TO INCLUDE XCEL ENERGY, INTRASTATE PIPELINE, LLC, WHERE APPLICABLE) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE USUALLY NOT SHOWN. OUR SIGNATURE ON THE PLANS ONLY INDICATES THAT OUR FACILITIES ARE SHOWN IN APPROXIMATE LOCATION. IT DOES NOT IMPLY THAT A CONFLICT ANALYSIS HAS BEEN MADE. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT 800-922-1987/ 303-205-6301 OR 811 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED.

**GENERAL NOTES TO PROJECT:**

1. CONTRACTOR SHALL NOTIFY THE OFFICE OF THE CITY ENGINEER, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING AT 303-739-7300, FOR INSPECTION AT LEAST 48 HOURS PRIOR TO COMMENCING THE CONSTRUCTION.

2. CONTRACTORS SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ROOT SYSTEMS OF SHRUBS, PLANTS, AND TREES ALONG THE AREA OF EXCAVATION.

3. THE CONTRACTOR SHALL COMPLY WITH THE LATEST EDITION OF OSHA REGULATIONS AND THE STATE OF TEXAS LAWS CONCERNING EXCAVATIONS.

4. CONTRACTOR SHALL PREPARE A SET OF "AS-BUILT" DRAWINGS SHOWING ANY FIELD CHANGES MADE TO THE APPROVED ENGINEERING PLANS AND SUBMIT TO THE DESIGN CONSULTANT FOR SUBMISSION TO THE CITY ENGINEER.

5. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO THE EXISTING PUBLIC OR PRIVATE UTILITY LINES, INCLUDING BUT NOT LIMITED TO WATERLINES, WASTEWATER COLLECTION SYSTEMS, STORM SEWERS, AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. ALL DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH CITY OF AURORA, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING "STANDARD CONSTRUCTION SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING AND STANDARD CONSTRUCTION DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING" WITH LATEST ADDENDA AND AMENDMENTS THERETO, NO SEPARATE PAY.

6. CONSTRUCT WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING IN ACCORDANCE WITH THE LATEST EDITION OF THE PUBLICATIONS "STANDARD CONSTRUCTION SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING AND STANDARD CONSTRUCTION DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING" PUBLISHED BY THE CITY OF AURORA, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.

7. ALL UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY IN THE FIELD THE EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY COLORADO ONE CALL AT 800-922-1987/ 303-205-6301 AT LEAST 48 PROCEEDING WITH ANY EXCAVATION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR DURING TO HIS FAILURE TO REQUEST THE LOCATION AND PRESERVATION OF THESE UNDERGROUND FACILITIES. CONTRACTOR SHALL COORDINATE ALL CONFLICTS WITH THE APPROPRIATE GOVERNING AGENCY. NO SEPARATE PAY.

8. COLORADO LAW TITLE 9, ARTICLE 2.5, SECTION 9-2.5-102, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITH TEN (10') FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THESE LAWS. THESE LAWS CARRY BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL XCEL ENERGY AT 800-481-4700, NO SEPARATE PAY.

9. CONTRACTOR SHALL PROVIDE A TRENCH SAFETY SYSTEM TO MEET, AS A MINIMUM, THE REQUIREMENT OF OSHA SAFETY AND HEALTH REGULATION, PART 1926, SUBPART P AS PUBLISHED IN THE FEDERAL REGISTER, VOLUME 54, NO. 209, DATED OCTOBER 31, 1989.

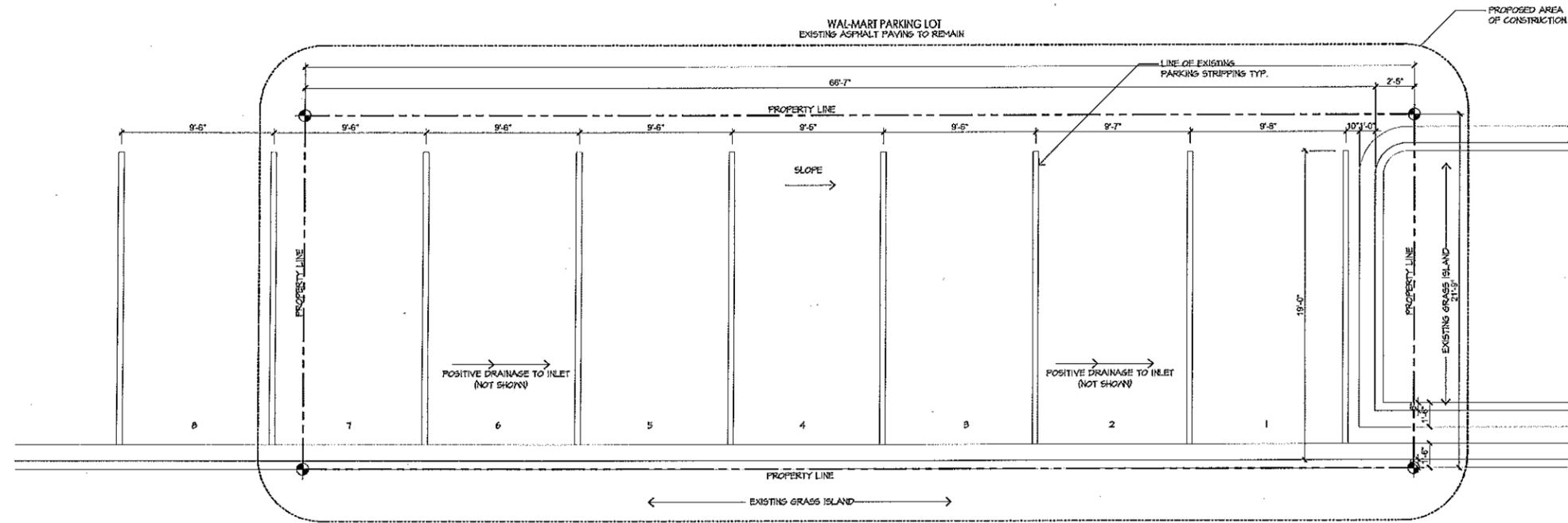
10. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE COLORADO NATIONAL POLLUTANT DISCHARGE ELIMINATING SYSTEM (NPDES) REQUIREMENTS.

11. EXISTING PAVEMENTS, CURBS, SIDEWALKS, AND DRIVEWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO CITY/ COUNTY STANDARDS.

12. CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES OR RAILROADS AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.

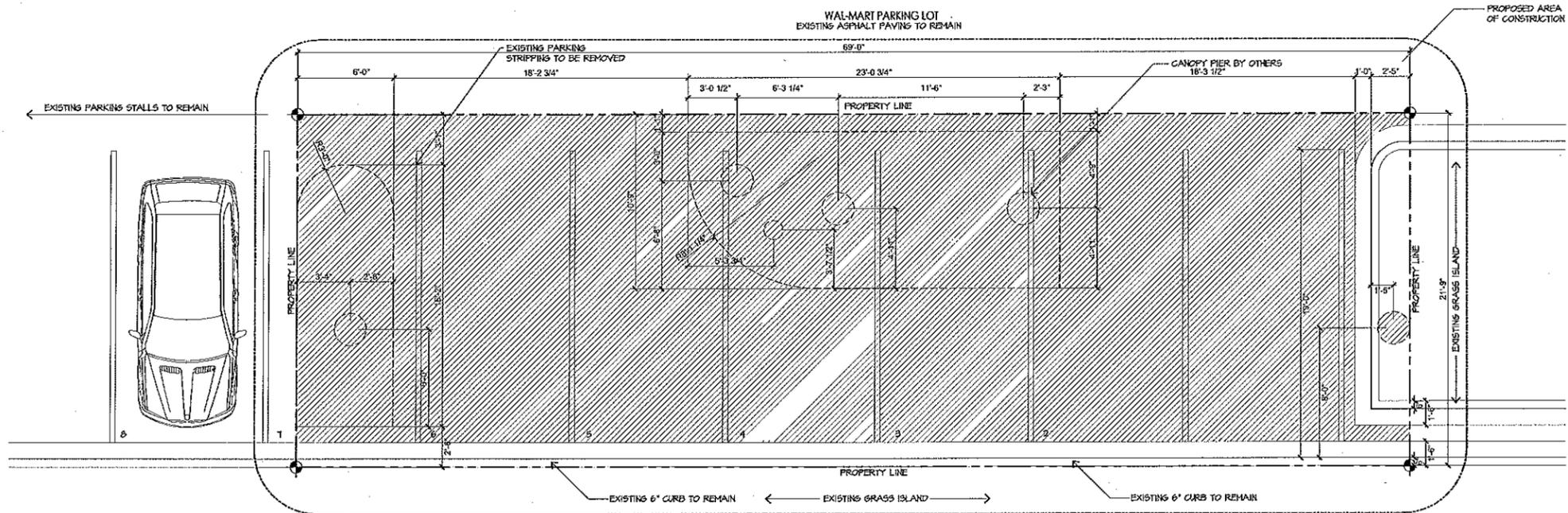
13. ALL UTILITY TRENCHES TO BE BACKFILLED TO 95 PERCENT STANDARD PROCTOR DENSITY UNLESS OTHERWISE NOTED.

14. IF CONSTRUCTION DOES NOT BEGIN WITHIN A YEAR AFTER PLANS HAVE BEEN APPROVED AND SIGNED, NEW SIGNATURES MUST BE OBTAINED AND LETTERS OF AVAILABILITY MUST BE UPDATED.



**D5 EXISTING SITE PLAN**  
SCALE: 1/4" = 1'-0"

APPROXIMATE SQUARE FOOTAGE  
1,500 SQUARE FEET



**A5 DEMO SITE PLAN**  
SCALE: 1/4" = 1'-0"

- LEGEND**
- AREA OF EXISTING ASPHALT PAVEMENT TO BE REMOVED
  - AREA OF EXISTING CONCRETE TO BE REMOVED
  - SEE STRUCTURAL DRAWINGS BY OTHERS FOR PIER SPECIFICATIONS

- NOTES:**
1. CONTRACTOR TO PROVIDE A 6'-0" CHAIN LINK FENCE AROUND CONSTRUCTION AREA.
  2. CONTRACTOR TO MATCH ALL EXISTING PAVEMENT ELEVATIONS. ALL PROPOSED ISLANDS TO BE 6" ABOVE EXISTING PAVEMENT. NEW WORK TO BE DONE WITHIN ATM PROPERTY LINE.
  3. ONE CALL NOTIFICATION SYSTEM. CALL BEFORE YOU DIG!!!
  4. CONTRACTOR TO BAN CUT, REMOVE AND HAUL OFF EXISTING ASPHALT AND/OR CONCRETE WITHIN DEMO AREA.

+

**GDA** office

**GARCIA DESIGN | ASSOCIATES**  
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Houston, Texas 77024  
T 713 686 6060  
F 713 686 6063

www.gdaooffice.com

**Consultants:**

**FLITE BANKING CENTERS, LLC**  
WALMART # 5137  
6102 SOUTH AURORA  
AURORA, CO 80016

REV.	DATE	ISSUED
	04.14.2017	CLIENT REVIEW
	08.15.2017	PERMIT PRICING

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**Project Number**  
1703

**Sheet Name**  
EXISTING SITE PLAN

**Sheet Number**  
**S1.0**



# CONTEXTUAL SITE PLAN FOR WAL★MART AT SOUTHLANDS

A PART OF THE NE 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## AMENDMENTS

### GENERAL NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS ASSOCIATION/MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE APPROVED GDP/PDP.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50 DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THESE EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREE-STANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING OR CHANGE IN THE SURFACE SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADES SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLAN OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE, LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS. NO PUBLIC HEARINGS ARE REQUIRED FOR THIS CSP.
- STREET LIGHTING WILL BE REQUIRED FOR ALL PUBLIC STREETS IN AND ADJACENT TO THIS DEVELOPMENT. PLEASE NOTE THAT STREET LIGHT INSTALLATION COST IS FUNDED BY THE DEVELOPER/OWNER. COORDINATE THE LOCATIONS AND INSTALLATION WITH AURORA PUBLIC WORKS AT (303) 739-7300.

### SITE DATA

LOT DESIGNATIONS	LOT 1	LOT 3	LOT 2
LAND AREA WITHIN PROPERTY LINE	24.97 AC.	0.94 AC.	1.00 AC.
GFA (PER SECT. 146-2001 AZC)	206,456 SF (FSI)	NA	NA
NUMBER OF BUILDINGS	1	NA	NA
MAXIMUM HEIGHT OF BUILDINGS	31'-4"	NA	NA
TOTAL BUILDING COVERAGE	206,456 SF (19%)	0%	0%
HARD SURFACE AREA	577,639 SF (53%)	0%	0%
LANDSCAPE AREA	303,163 SF (28%)	100% TEMP SEED	
PRESENT ZONING CLASSIFICATION	RAC	RAC	RAC
PROPOSED USES	RETAIL	GAS	NA
PERMITTED MAXIMUM SIGN AREA	1200 SF (BLDG.)	NA	NA
PROPOSED TOTAL SIGN AREA	723.31 SF (BLDG.)*	NA	NA
PROPOSED NUMBER OF SIGNS	12*	NA	NA
PARKING SPACES REQUIRED	1/250 GFA (826)	NA	NA
PARKING SPACES PROVIDED	5.0/1000 SF (1019)	NA	NA
HANDICAP SPACES REQUIRED	21	NA	NA
HANDICAP SPACES PROVIDED	21	NA	NA
LOADING SPACES REQUIRED	9	NA	NA
LOADING SPACES PROVIDED	9	NA	NA

\* REFER TO SHEET CSP8.6

### GENERAL NOTES CONTINUED

- ARCHITECTURAL FEATURES (IE., BAY WINDOWS, CANOPIES, ROOF OVERHANG, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OF FIRE LANE.
- IN ADDITION TO SEASONAL SALES AREAS DESIGNATED IN THE PARKING LOT, ALL AREAS ALONG THE FRONT OF THE BUILDING WILL BE USED PERIODICALLY FOR OUTDOOR SALES AND DISPLAY.
- TRACT A SERVES AS AN ACCESS, FIRE LANE AND UTILITY EASEMENT. PERMITTED USES WITHIN TRACT A INCLUDE BOTH PUBLIC AND PRIVATE ACCESS, UTILITIES, FIRE LANE, AND TRAFFIC SIGNALIZATION.

## WAL★MART AT SOUTHLANDS LEGAL DESCRIPTION

LOT 1, BLOCK 1, SOUTHLANDS SUBDIVISION FILING NO. 1.

### SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF, SOUTHLANDS COLORADO, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 4TH DAY OF DECEMBER AD, 2003.

BY: [Signature] CORPORATE SEAL

### NOTARIAL

STATE OF COLORADO )ss  
COUNTY OF ARAPAHOE )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4TH DAY OF DECEMBER AD, 2003 BY LAURIE R. GROSS  
WITNESS MY OFFICIAL SEAL

MY COMMISSION EXPIRES 03/04/2004 NOTARY/BUSINESS ADDRESS:  
5180 SOUTH QUEBEC STREET, SUITE #100  
GREENWOOD VILLAGE, CO 80111

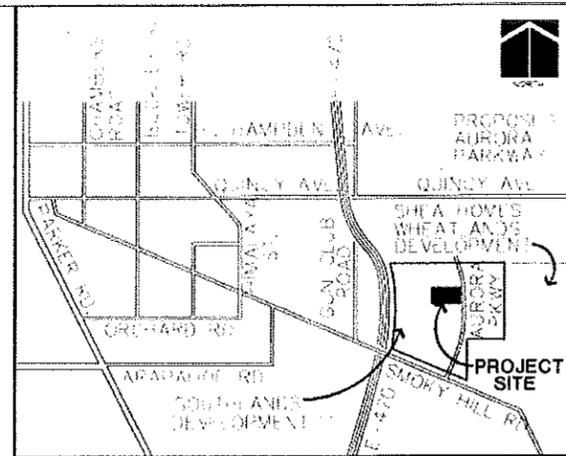
### CITY OF AURORA APPROVALS

CITY ATTORNEY: [Signature] DATE: 12/10/03  
PLANNING DIRECTOR: [Signature] DATE: 9-10-2003

ATTEST: NA DATE:

### RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 20\_\_\_\_  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_



### VICINITY MAP

#### SHEET INDEX

CSP 1	COVER SHEET
CSP 2.1-2.2	SITE PLAN
CSP 3	GRADING PLAN
CSP 4	UTILITY PLAN
CSP 5	OFF-SITE IMPROVEMENT PLAN
CSP 6	SITE DETAILS
CSP 7.1-7.5	LANDSCAPE PLAN AND DETAILS
CSP 8.0-8.6	ARCHITECTURAL PLANS
CSP 9.0	PHOTOMETRIC PLAN
CSP 10.0	PUBLIC IMPROVEMENTS PLAN

CONTEXTUAL SITE PLAN

WAL★MART  
STORE # 5137

AURORA PARKWAY & E-470  
AURORA, COLORADO

### OWNER

SOUTHLANDS, LLC  
5460 S. QUEBEC ST., SUITE 210  
GREENWOOD VILLAGE, CO 80111  
PHONE: (303) 771-4004  
CONTACT: DON PROVOST

### ENGINEER/PLANNER/SURVEYOR/ LANDSCAPE ARCHITECT/ SITE ARCHITECT

C I C ASSOCIATES, INC.  
8480 E. ORCHARD ROAD, SUITE 2000  
ENGLEWOOD, CO 80111  
PHONE: (303) 770-5600  
CONTACT: KURT MAHNKEN

### ARCHITECT

BRR ARCHITECTS  
6700 ANTIOCH PLAZA, STE. 300  
MERRIAM, KANSAS 66204  
PHONE: (913) 262-9095  
CONTACT: GENE SLATER



C I C ASSOCIATES  
8480 E. ORCHARD RD  
SUITE 2000  
ENGLEWOOD VILLAGE  
COLORADO 80111  
PHONE: (303) 770-5600  
FAX: (303) 770-5600  
WWW.CICASSOCIATES.COM  
A PROFESSIONAL ENGINEERING FIRM  
LANDSCAPE ARCHITECTURE  
LAND MARKETING

CONTEXTUAL SITE PLAN

WAL★MART  
STORE # 5137

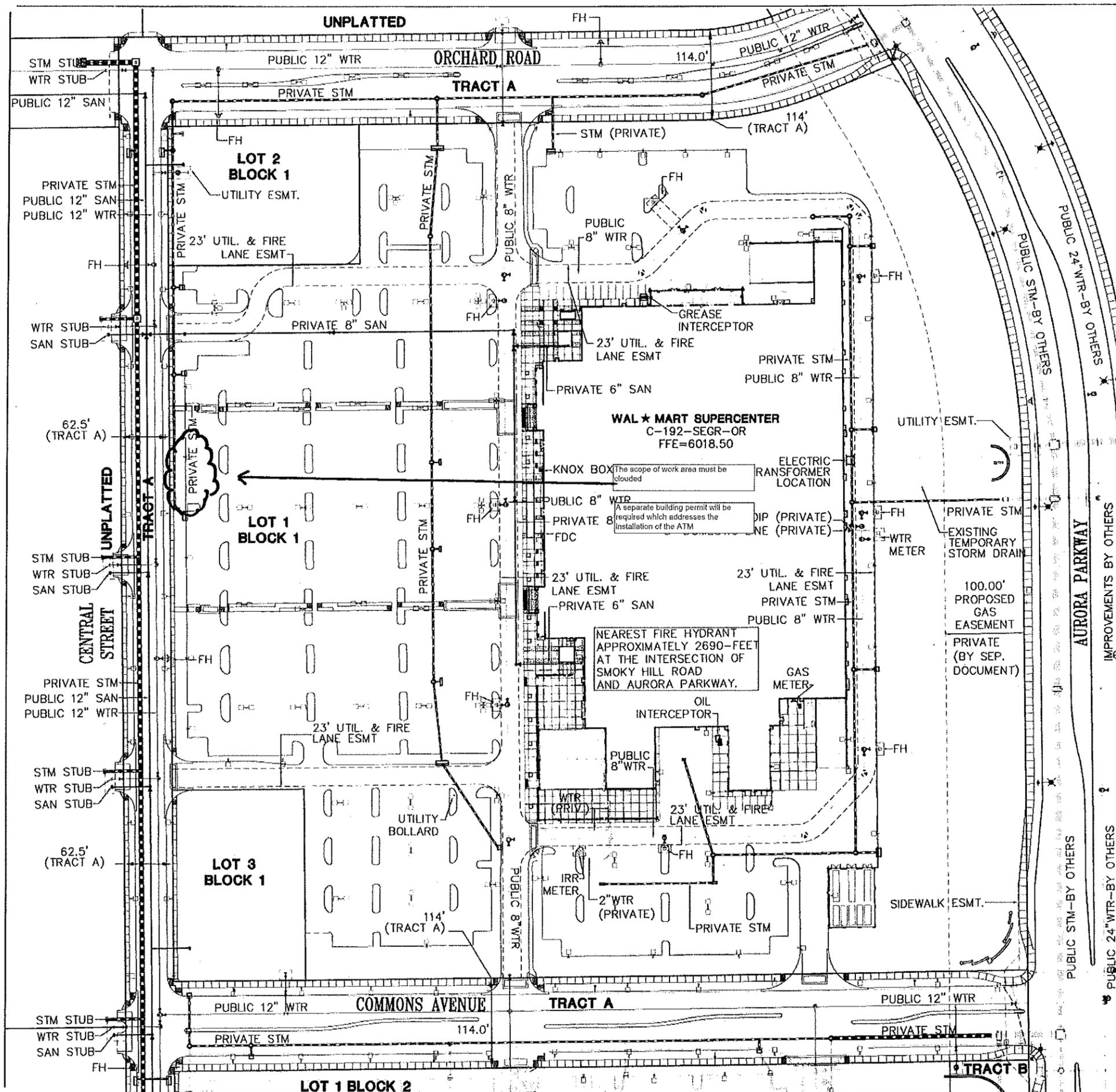
AURORA PARKWAY & E-470  
AURORA, COLORADO

DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_

PROJECT #: 02.0076  
DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

COVER SHEET

CSP 1



**LEGEND**

- LOTS AND BOUNDARIES**
- PROPOSED LOT LINE
- PROPERTY LINE
- - - EXISTING UTILITY EASEMENT
- - - PROPOSED UTILITY, FIRE LANE & PUBLIC ACCESS EASEMENT
- SANITARY SEWER**
- PROPOSED PIPE WITH MANHOLE
- - - EXISTING PIPE WITH MANHOLE
- WATER**
- PROPOSED PIPE WITH VALVE
- - - PROPOSED FITTING W/ THRUSTBLOCK
- - - EXISTING PIPE WITH VALVE
- ▷ FH FIRE HYDRANT
- ◻ WTR METER
- STORM DRAIN**
- PROPOSED LINE WITH MANHOLE AND INLET
- - - EXISTING LINE WITH PIPE SIZE, MANHOLE AND INLET
- STREETS/GENERAL**
- PROPOSED CURB AND GUTTER
- - - PROPOSED SIDEWALK
- - - PROPOSED EDGE OF ASPHALT
- ▷ FDC PROPOSED FIRE DEPARTMENT CONNECTION
- ◻ KNOX KNOX HARDWARE TO BE MOUNTED NEAR MAIN ENTRANCE 6- FEET ABOVE GRADE.

**NOTES**

1. REFERENCE AURORA PARKWAY CONSTRUCTION PLANS FOR REGIONAL DETENTION FACILITY.
2. AN APPROVED ALL-WEATHER ACCESS ROADWAY AND WATER SUPPLY CAPABLE OF DELIVERING REQUIRED FIRE FLOWS SHALL BE INSTALLED AND MADE SERVICEABLE BEFORE AND DURING ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE.
3. THE PROPOSED SITE SHALL HAVE TWO (2) DISTINCT POINTS OF ACCESS DURING CONSTRUCTION TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FEET OF ALL EXTERIOR PORTIONS OF BUILDINGS.
4. ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS AND FIRE APPLIANCES.
5. SOUTHLANDS COLORADO LLC WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STORM SEWERS WITH THE COMMON TRACTS AND PRIVATE ROADS.



CLC ASSOCIATES  
 8485 E. ORCHARD RD.  
 SUITE 2020  
 GREENWOOD VILLAGE  
 COLORADO 80111  
 P 303 778 8800  
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 CLC@CLC.COM

ARCHITECTURAL  
 ENGINEERING PLANNING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING

**CONTEXTUAL SITE PLAN**

**WAL \* MART**  
 STORE # 5137

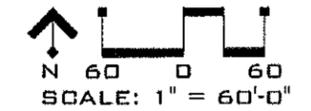
AURORA PARKWAY & E-470  
 AURORA, COLORADO

**REVISIONS**

DATE	DESCRIPTION
08-11-03	CONTEXTUAL SITE PLAN SUBMITTAL #1
08-16-03	CONTEXTUAL SITE PLAN SUBMITTAL #2
09-04-03	CONTEXTUAL SITE PLAN SUBMITTAL #3
10-09-03	CONTEXTUAL SITE PLAN SUBMITTAL #4
11-19-03	CONTEXTUAL SITE PLAN SUBMITTAL #5

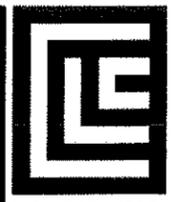
PROJECT #02.0076  
 DRAWN BY: DMJ  
 DESIGNED BY: DMJ  
 CHECKED BY: KDM

CSP 4



**NOTES**

- PER CITY OF AURORA ZONING CODE, SECTION 146-1509 (B) 10, ALL RETAIL USES LARGER THAN 30,000 SQ. FT. GROSS LEASABLE AREA SHALL BE PROVIDED WITH A CART CONTROL SYSTEM TO ENSURE THAT REQUIRED PARKING SPACES AND MOVEMENT CORRIDORS ARE NOT ENCLOSED ON BY HAPHAZARDLY PLACED SHOPPING CARTS. ADDITIONALLY, ALL CARTS MUST HAVE WHEEL LOCKING DEVICES AND SITE PERMITTER CONTROLS TO PREVENT CARTS FROM BEING TAKEN OFF-SITE.
- DEVELOPER/APPLICANT IS RESPONSIBLE FOR STRIPING MODIFICATIONS IF ANY ON SOUTH AURORA PARKWAY PER CITY SPECIFICATIONS.
- DUMPSTERS: PER THE 1997 UNIFORM FIRE CODE, SECTION 1103.2.2, DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5- FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES
- (ALBERTA DEVELOPMENT PARTNERS, LLC, 5460 S. QUEBEC STREET, SUITE 210, ENGLEWOOD, CO 80111, (303)771-4004) SHALL BE RESPONSIBLE FOR FUNDING 100% OF THE SIGNAL INSTALLATION COSTS AT THE INTERSECTIONS OF ROAD E AND SOUTH AURORA PARKWAY AND ROAD F AND SOUTH AURORA PARKWAY IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE WARRANT NUMBERS 1 THROUGH 8 AS DESCRIBED IN THE 2000 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENTS AND 50% OF RIGHT TURN MOVEMENTS. A SIGNAL PHASING AGREEMENT (INITIATED BY THE CITY) SHALL BE SIGNED BY THE APPLICANT/OWNER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- AURORA PARKWAY AND SMOKY HILL ROAD SHALL BE ACCEPTED BY THE CITY OF AURORA AND OPENED FOR TRAFFIC, AND ALL PUBLIC IMPROVEMENTS SHOWN ON SHEET CSP10.0 EXCEPT THE E-470/SMOKY HILL BRIDGE SHALL BE COMPLETED AS A REQUIREMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A PYLON SIGN IS ALLOWED ON AURORA PARKWAY IN LIEU OF PRIMARY SIGNAGE ON THE BUILDING'S EAST FACADE.



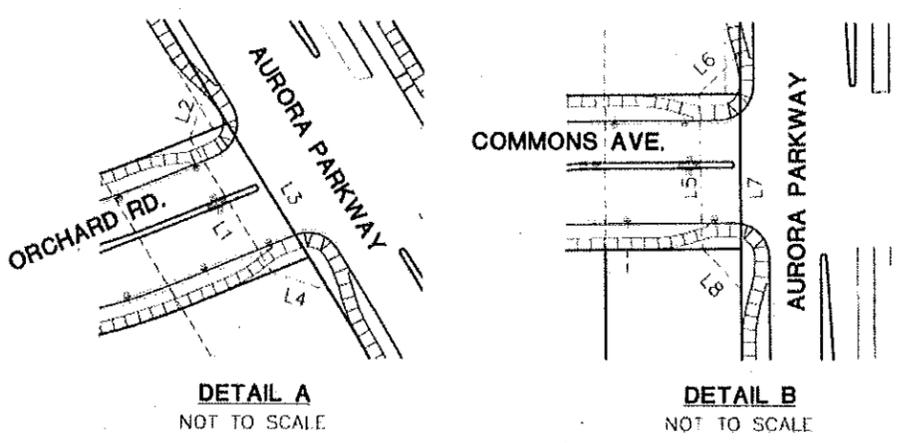
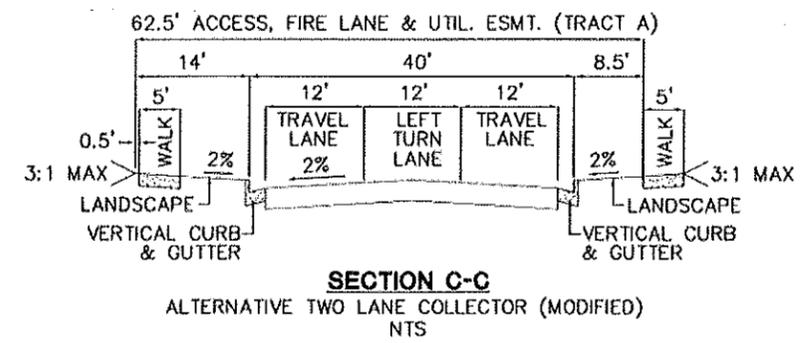
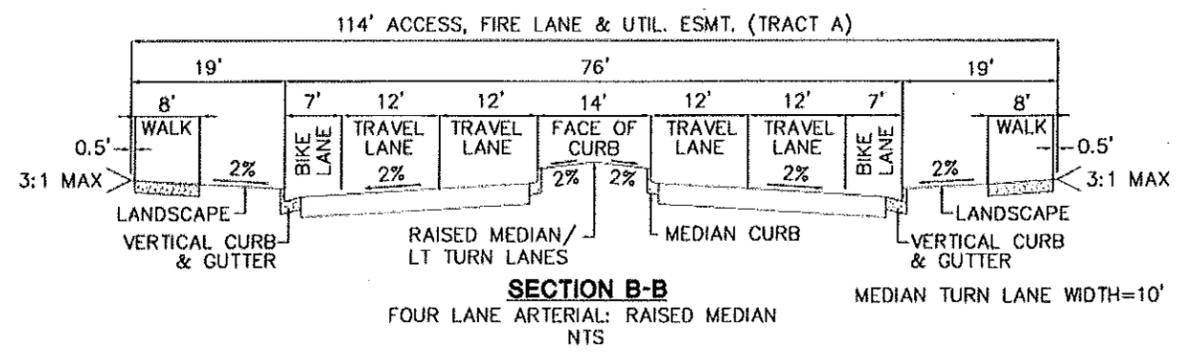
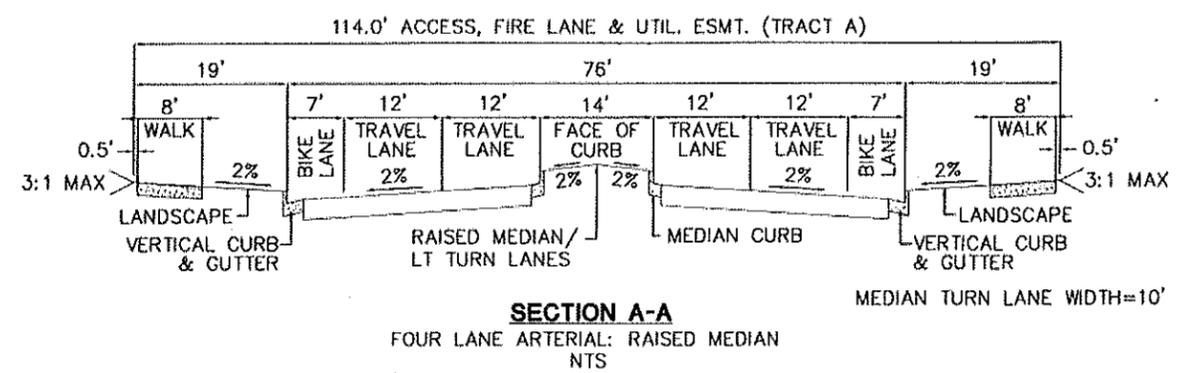
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**CONTEXTUAL SITE PLAN**  
**WAL \* MART**  
 STORE # 5137  
 AURORA PARKWAY & E-470  
 AURORA, COLORADO

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DATE	DESCRIPTION
02/21/03	CONTEXTUAL SITE PLAN SUBMITTAL #1
06/16/03	CONTEXTUAL SITE PLAN SUBMITTAL #2
08/04/03	CONTEXTUAL SITE PLAN SUBMITTAL #3
10/09/03	CONTEXTUAL SITE PLAN SUBMITTAL #4
11/19/03	CONTEXTUAL SITE PLAN SUBMITTAL #5

PROJECT #: 02.0076  
 DRAWN BY: [Signature]  
 DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]



LINE	LENGTH	BEARING
L1	115.76'	S32°05'09"E
L2	38.57'	N17°54'51"E
L3	175.76'	S32°05'09"E
L4	45.96'	S76°05'09"E
L5	114.02'	N01°42'13"W
L6	42.43'	S44°16'12"W
L7	174.01'	S00°43'48"E
L8	41.08'	S43°49'08"E

Walmart Store# 5137

6101 S Aurora Pkwy  
Aurora, CO 80016

